

ORDINANCE NO. 20060727-133

AN ORDINANCE AMENDING ORDINANCE NO. 001130-97 TO REZONE AND CHANGE THE ZONING MAP FROM LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT FOR LAND KNOWN AS THE BRAKER POINTE WHOLE FOODS MARKET PROJECT LOCATED AT 10701 NORTH MOPAC EXPRESSWAY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Braker Pointe Planned Development Area (the "Original PDA") is comprised of approximately 26.5 acres of land located at 10701, 10801, and 11101 North MoPac Expressway in Travis County (the "Original Property") and more particularly described in Ordinance No. 001130-97. The Original PDA was approved September 12, 1985 under Ordinance No. 850912-R, amended by Ordinance No. 850926-P, and Ordinance No. 980709-I under Zoning Case No. C14-84-376. On November 30, 2000, the Original Property was rezoned under Zoning Case No. C14H-00-2177 by Ordinance No. 001130-97 (the "LI-PDA Ordinance").

PART 2. As set forth in the LI-PDA Ordinance, the site development standards in Exhibit C attached to the ordinance applied to the property identified as Tract One in the ordinance.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial services-planned development area (LI-PDA) combining district to limited industrial services-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-06-0077, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block A, Braker Pointe Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 101, Pages 336-337, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 10701 North MoPac Expressway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit A.

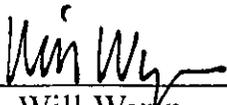
PART 4. Part 2 of Ordinance No. 001130-97 is amended to replace Exhibit C with a new exhibit identified as Exhibit B attached and incorporated into this ordinance and to modify the site development standards for the Property that includes Building 4 as shown in the attached Exhibit B.

PART 5. Except as otherwise provided in this ordinance, the terms and conditions set forth in Ordinance No. 001130-97 remain in effect.

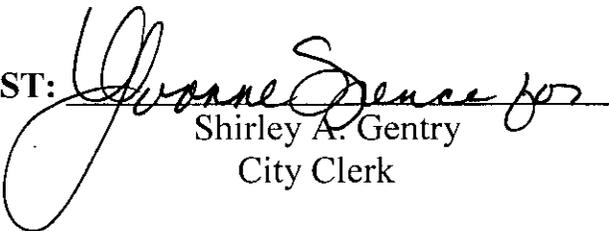
PART 6. This ordinance takes effect on August 7, 2006.

PASSED AND APPROVED

July 27, 2006 §
 §
 §


Will Wynn
Mayor

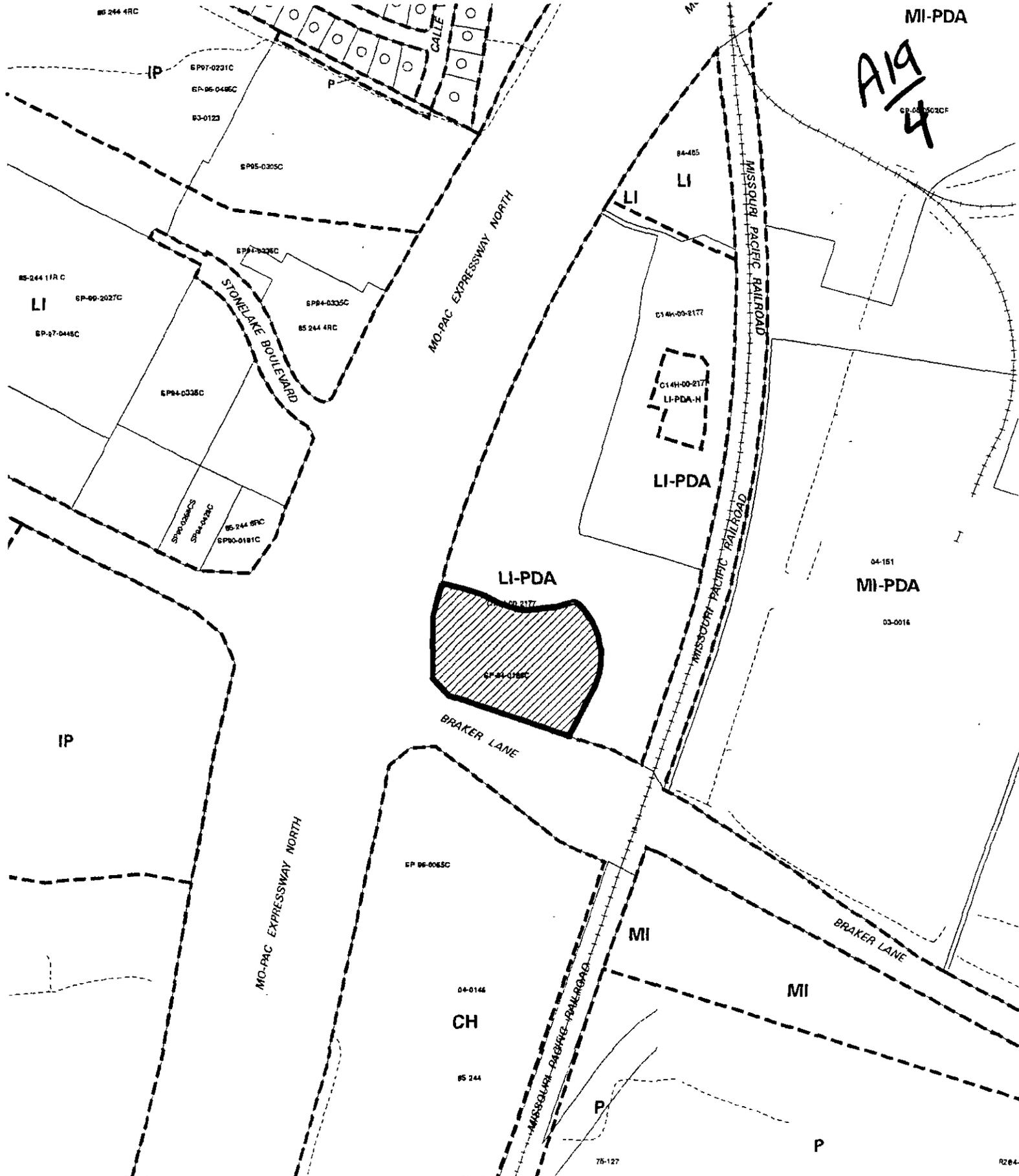
APPROVED: 
David Allan Smith
City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk

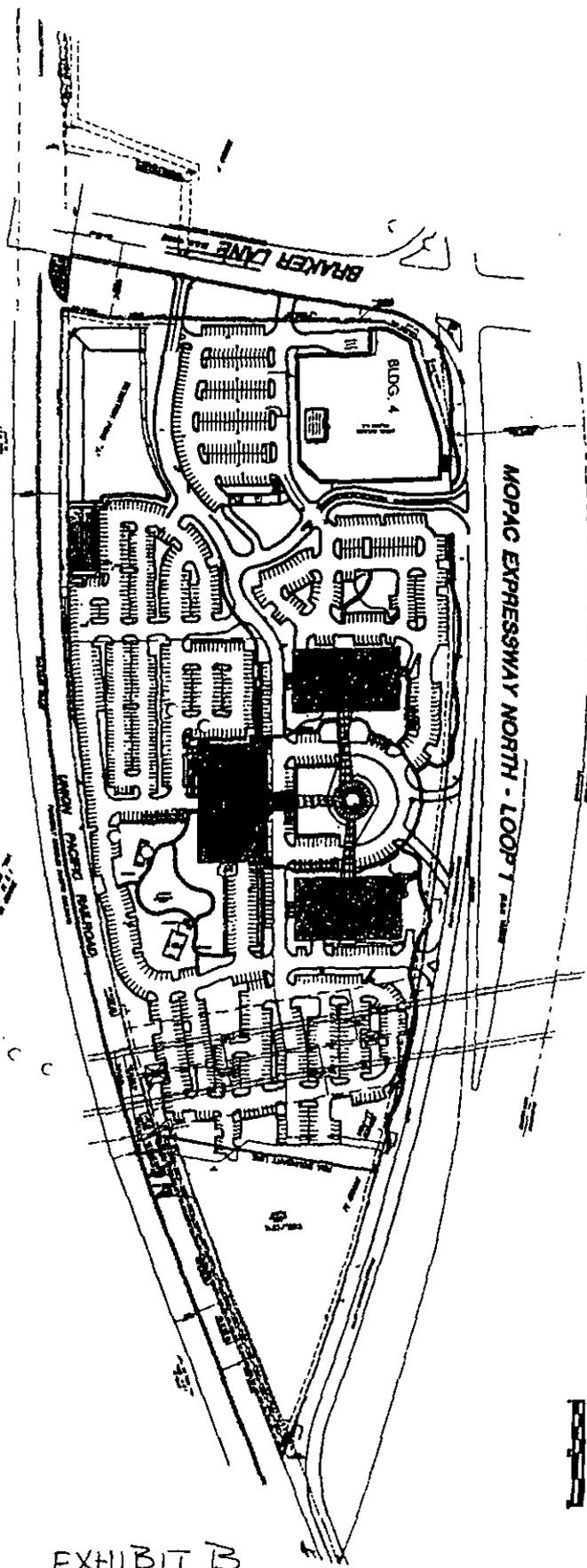
BS 244 4RC

MI-PDA

A19
4



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER J33
	PENDING CASE 			
	ZONING BOUNDARY 	ADDRESS: 10701 N MOPAC EXPY	INTLS: SM	
	CASE MGR: J. ROUSSELIN	SUBJECT AREA (acres): 4.332		



PROPOSED DEVELOPMENT SUMMARY

USE	NO. SPACES	TOTAL COVERAGE	TOTAL AREA	AREA	PERCENT
OFFICE	71,000	80,000	71,000	1,300	24.7
COMMERCIAL	70,000	70,000	70,000	1,300	24.7
RETAIL	15,000	15,000	15,000	1,300	24.7
TOTAL	156,000	165,000	156,000	3,900	74.1

USE	NO. SPACES	TOTAL COVERAGE	TOTAL AREA	AREA	PERCENT
OFFICE	71,000	80,000	71,000	1,300	24.7
COMMERCIAL	70,000	70,000	70,000	1,300	24.7
RETAIL	15,000	15,000	15,000	1,300	24.7
TOTAL	156,000	165,000	156,000	3,900	74.1

PERCENTAGE OF TOTAL DEVELOPMENT

OFFICE - 24.7%
 COMMERCIAL - 24.7%
 RETAIL - 24.7%

TOTAL DEVELOPMENT

TOTAL = 74.1% OF TOTAL DEVELOPMENT

PERCENTAGE OF TOTAL DEVELOPMENT

OFFICE - 24.7%
 COMMERCIAL - 24.7%
 RETAIL - 24.7%

EXHIBIT C
5-4-06

EXHIBIT B



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BRAKER POINTE - MOPAC AT BRAKER LANE
 U/PDA SITE PLAN ORDINANCE NO. 800912-R
 AND 800926-P AND 980709-I
 PROPOSED EXHIBIT 1C

